

STATE HISTORIC PRESERVATION REVIEW BOARD MEETING  
MAY 7, 2004  
MICHIGAN HISTORICAL CENTER

Elisabeth Knibbe, President, called the meeting to order at 10:00 a.m.

Board Members Present:

Scott Beld, Lynn Evans, Richard Harms, Alison (Kim) Hoagland, Elisabeth Knibbe, Carolyn Loeb, Jennifer Radcliff

Board Members Absent:

Janese Chapman

Staff Members Present:

Laura Ashlee, Robert Christensen, Brian Conway, Brian Grennell, Ted Grevstad-Nordbrock, Martha MacFarlane-Faes, Robbert McKay, Alexandra Raven, Denise Sachau, Todd Walsh

Members of the Public Present:

Jane Busch, concerning Longyear Building

Bruce Butgereit, concerning Kent County Civil War Monument

Marcia Butgereit, concerning Kent County Civil War Monument

Daniel Mercier, concerning 1323-25 Broadway Avenue

Rebecca Smith-Hoffman, concerning Metal Office Furniture Company Plants No. 2 and 3

Jeannine Trybus, concerning Kent County Civil War Monument

Tom Zelinski, concerning Kent County Civil War Monument

Nomination of Officers

Knibbe stated she was charged with determining a slate of officers.

Knibbe nominated self as President and Harms as Vice-President.

Nominations approved 7-0

Approval of minutes of February 13, 2004:

Approved as corrected 6-0, Knibbe abstaining

Staff Reports:

Brian Conway

- Introduction of new staff member, Diane Tuinstra, and description of job responsibilities.
- State Historic Preservation Office in process of hiring a Main Street architect with funds from SHPO, MSHDA & MEDC. Main Street design services contractor John Dzuirman finishing up successful completion of first year of Main Street. Applications for year two of Main Street have been received. Michigan will have eight active Main Street communities.
- Certified Local Government awards have been announced: City of Allegan and Washtenaw County.

- Michigan Lighthouse Assistance Program grants totaling \$114,000 awarded for lighthouse projects this year: Detour Reef, Eagle Harbor, Point Betsie, Point Aux Barques and White River.
- SHPO will publish Local Historic District how-to manual. Publication will be available on the SHPO website.
- SHPO is participating in the Cool Cities Pilot Program. The Cool Cities Collaborative Team will provide fourteen cities with technical assistance in the form of 2-3 hour workshops. CCCT has already conducted workshops in East Lansing, Coldwater and Saint Joseph, with the remaining workshops to be completed by end of summer.
- Great Lakes Lighthouse Conference, the first of four regional lighthouse conferences, will be held in June. Secretary of the Interior, Gale Norton will be in attendance.
- Transfer of Point Betsie Lighthouse from Bureau of Land Management to Benzie County.
- National Historic Landmark workshop will be held in Bay View.
- Governor's Awards for Historic Preservation have been finalized. SHPO is trying to obtain a date on her calendar for awards presentation.

#### John Halsey

- Visited a number of sites as a result of review and compliance activities.
- Worked with Wayne Lusardi to preserve a shipwreck and have it included in development plans for his Port Huron project.
- Shipwreck exposed in Ludington. Working with Pat Labadie and Wayne Lusardi to interpret.
- Working with Forest Management to interpret the logging dam and sluiceway located at the East Branch of Big Creek. Dams, Sluiceways and man-made streams changed the environment forever, and the hope is to include impact of logging streams on environment in interpretation.
- Thunder Bay Marine Sanctuary in Alpena has completed the film "Tragedies in the Mist." Film explains the importance of shipwrecks.
- Thunder Bay Marine Sanctuary will be moving its operations to the rehabilitated Fletcher Paper Mill in approximately one year.
- Jennifer Radcliff asked about the Alpena Armory. Halsey stated that the armory is too large and rehabilitation would be prohibitive in cost.
- Appointed a member of the Marine Protected Area Advisory Committee April 2, 2004.
- He is the only "cultural" member of this committee; most members are "environmental."
- Reported the story of the Poverty Island Treasure. Chests of gold are alleged to have been buried on Poverty Island in northern Lake Michigan. This story is the "wet" version of the Michigan Relics.

#### National Register Nominations

Site: Broadway Avenue Historic District, Detroit, Wayne County

Presented By: Christensen

Moved for Approval: Radcliff

Seconded: Hoagland

Vote: 7-0

Criteria: A,B,C

Level of Significance: Local

Radcliff stated she has personal memories of Broadway Avenue, and Hudson's Department Store.

Site: Kent County Civil War Monument, Grand Rapids, Kent County

Presented By: Christensen

Moved for Approval: Harms

Seconded: Loeb

Vote: 7-0

Criteria: A,C, exc. d,f

Level of Significance: State

Site: Metal Office Furniture Company Plants No. 2 and 3, Grand Rapids, Kent County

Presented By: Smith-Hoffman

Moved for Approval: Harms

Seconded: Evans

Vote: 7-0

Criteria: A,C

Level of Significance: National

Radcliff asked how many buildings in Grand Rapids are associated with the furniture industry. Smith-Hoffman said she has been involved with the Berkey & Gay, American Seating, and Metal Office Furniture Company nominations. Radcliff asked about other properties. Smith-Hoffman stated she would love to pursue a scattered-site nomination of all furniture companies in Grand Rapids. Hoagland asked if the green panels on building three were at one time all glass. Smith-Hoffman confirmed that they are glass, and that the green panels are merely corrugated plastic. Hoagland asked if this site is planned for rehabilitation. Smith-Hoffman confirmed that it is. Harms commented that the Japanese surrender in World War Two was signed on a Metal Office Furniture Company desk.

Site: Longyear Building, Marquette, Marquette County

Presented By: Busch

Moved for Approval: Evans

Seconded: Hoagland

Vote: 7-0

Criteria: A,B,C

Level of Significance: State

Site: Negaunee Fire Station, Negaunee, Marquette County

Presented By: Ashlee

Moved for Approval: Hoagland

Seconded: Loeb

Vote: 7-0

Criteria: A,C

Level of Significance: Local

Ashlee noted letter of support from the Chief of the Negaunee Fire Department. Evans commented that this is a great nomination.

Site: Orchard Beach State Park, Manistee Township, Manistee County

Presented By: Raven

Moved for Approval: Radcliff

Seconded: Beld

Vote: 7-0

Criteria: A,C

Level of Significance: State

Knibbe asked if this nomination is identical to the one previously presented. Hoagland asked why it is being reviewed again. Conway confirmed it is the same nomination, and that staff from the Department of Natural Resources needed time to understand the meaning of listing in the National Register. Conway further stated that staff from the SHPO had met with staff from the DNR in the interim. Radcliff asked about the gentleman from the DNR who was in attendance at the previous Review Board meeting. Conway confirmed that he was the gentleman who asked the Review Board to table the nomination until staff from the DNR had time to review the nomination and the meaning of listing in the National Register.

#### Historic District Committee Study Reports:

McKay presented the reports and staff comments to the board.

Report: Edward T. Strong House, Flint

Knibbe questioned whether this property should be part of a larger district. Conway commented that Arnold was in agreed that it should. The board made no additional comment.

Report: Peer Historic District and Hammond Historic District, Green Oak Township

The board made no additional comment.

Report: Apartment Historic District, Ann Arbor

Knibbe commented that the report was improved a lot from previous versions. Knibbe asked why the historic district commission included their meeting minutes in the final report. McKay stated that there is often question as to what needs to be included in the report, and Ann Arbor feels the need to include it.

Report: St. Nicholas Historic District, Bethel AME Historic District, St. Mary's Historic District, Bethlehem Evangelical Historic District, First Congregational Historic District, First United Methodist Historic District, Seventh-Day Adventist Historic District, Ann Arbor

Conway stated that the SHPO recommended individual districts instead of one all-inclusive district. Hoagland stated that she was lost on what criteria was being used, and wondered why Bethel AME wasn't included. Conway stated that Bethel AME has been converted to housing. McKay stated that the sanctuary portion of the building has been removed and non-original dormers installed. Knibbe commented that boundaries of St. Nicholas should be more clearly specified. Knibbe further stated that this property is surrounded by 1960s era additions. McKay commented that the St. Nicholas report failed to discuss the influence of church ideology in construction of the church.

Report: McMahon Springs Historic District, Washtenaw County

Evans commented that the report was very well done. The board made no additional comments.

Report: Commerce Village Historic District, Commerce

Radcliff suggested that Commerce Village follow Farmington Hills as an example of how to complete a report. Radcliff also questioned whether individual properties should be nominated instead of a larger district. McKay suggested that the photos do not suggest a cohesive historic district.

Report: Fort Shelby Hotel Historic District

McKay commented that this report is in response to a tax credit project, and the report is based on a weak National Register nomination. The board made no additional comments.

Report: Modification of the Warren Village Historic District

The board made no additional comments.

### Appeals:

Shaffran v. Ann Arbor Historic District Commission

Conway stated that appeal officer, Nick Bozen, recommends denial of the appeal, and that the decision of the commission be upheld. Hoagland inquired as to why the Ann Arbor Historic District Commission allowed the demolition of a 1845 structure. Knibbe stated that the decision was made due to neglect. Knibbe questioned whether the existing boundaries were still defensible after a building has been demolished. Knibbe further commented that boundaries should be revised if a substantial physical change is made to the district through demolitions or other actions. Knibbe commented that the boundaries of a historic district should be around historic resources, and should not pick up vacant lots and non-contributing buildings. Loeb questioned whether whittling away at the edges of a district endangers the remaining district. Radcliff asked how the Ann Arbor Historic District Commission came to the decision of demolition by neglect. Conway stated that the building had been within the district for approximately 10 years and had probably deteriorated since inclusion. Hoagland commented that the developer should have asked the commission to redraw the district boundaries. Knibbe commented that it is not the developer's responsibility, but should be the commission's responsibility. Harms stated that the review board has the option of accepting, rejecting or modifying the Proposal for Decision. Knibbe added that the review board can also accept the appeal officer's decision and direct the commission to re-evaluate the district boundaries. Loeb commented that the review board may not have the legal right to determine if the boundary is right or wrong. Loeb further stated that once the boundary is established, the commission has the right to control what happens within the district. Knibbe stated that the review board cannot change the boundary, but can determine that the appellant is correct. Knibbe further commented that district lines can be redrawn, but that there is no legal requirement that they be redrawn to reflect changes in the district. Conway suggested that the review board uphold the commission's decision with the recommendation to re-evaluate the district boundaries. Conway stated that the review board has the ability to add language to the PFD directing the commission to re-evaluate district boundaries. Conway asked whether SHPO staff should prepare a recommendation signed by the review board to submit to the commission. Harms asked for a motion. Hoagland moved adoption of the Proposal for Decision with the recommendation, to written by SHPO staff, that the Ann Arbor Historic District Commission review the boundaries. Vote: 6-0 (Knibbe abstained). Appeal denied.

#### Moore v. Northville Historic District Commission

Conway stated that the appeal is a result of a denial by the Northville Historic District Commission for approval of a two-story rooftop addition to a one-story commercial building within the district. Conway further stated that appeals officer, Nick Bozen, determined that the appellant did not demonstrate justification for the addition, and did not establish the failure of the commission to adhere to requirements of city ordinance. Bozen's determination further stated that such an addition would be in conflict with Secretary of Interior's Standards for Rehabilitation 9. McKay commented that the dimensions of the building in question would make any addition, that meets the Secretary of Interior's Standards for Rehabilitation impossible, and would be very conspicuous in relation to other buildings within the district, most of which are one-story. Radcliff asked whether the developer was willing to add one story, and would such an addition even be feasible. McKay stated that such an option was never considered by the developer or by the National Park Service. Harms called for motion. Hoagland moved adoption of Proposal for Decision. Evans seconded motion. Vote: 7-0. Appeal Denied.

#### Noud v. East Lansing Historic District Commission

Conway stated that appeal is a result of a denial by the East Lansing Historic District Commission to approve installation of vinyl muntins in front windows of a building. Conway further stated that the property owner had previously installed vinyl windows without obtaining a Certificate of Appropriateness from the ELHDC. Conway also stated that appeals officer, Ken Teter, determined that the property owner failed to demonstrate that the original windows constituted a safety hazard. Evans moved adoption of Proposal for Decision. Loeb seconded motion. Vote: 6-0 (Knibbe abstained). Appeal Denied.

#### Dates of Next Meetings:

September 10, 2004

January 14, 2005

#### Adjournment:

Radcliff moved that the meeting be adjourned.

Harms seconded.

Vote: 7-0.

The meeting adjourned at 12:10pm.

Prepared by T. Walsh